

MAKE THE CONNECTION

MONTCLAIR, CALIFORNIA

Location. People. Growth.

Montclair's New Developments

SPRING 2007

IN THIS ISSUE:

NEW BUSINESS
OPPORTUNITIES

PEDESTRIAN
UNDERPASS

FOUNDATION
AREA 11

REGIONAL
BIKE TRAIL

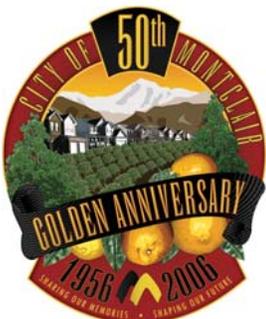
MONTCLAIR PLAZA
UPDATE

MONTCLAIR
CHAMBER OF
COMMERCE
ONLINE TO
COLLEGE

Please visit our
website to view the
Montclair E-Briefs
Newsletter or other City
Programs online

Office: 909.625.9412
Fax: 909.621.1584

[www.ci.montclair.ca.us/
economic_development](http://www.ci.montclair.ca.us/economic_development)



Welcome to MAKE THE CONNECTION, a quarterly update of
development and business news for the City of Montclair.



Proposed Shopping Center at I-10 & Central Ave.

New Business Opportunities

The City of Montclair is seeking new business development for locations along the Mission Boulevard Corridor and the north City limits. The City is in the midst of spending millions of dollars in infrastructure upgrades along the Mission Boulevard corridor and plans future infrastructure projects in North Montclair. This aggressive investment continues to payoff with new retail centers and industrial projects planned, under construction or recently completed.

The City has laid the groundwork for several important projects that were recently approved by the Planning Commission that will bring more desirable development opportunities to this region. Montclair's retail, office, and industrial base is growing in newly annexed areas and continues to expand to established locations. In recent months, the Planning Commission has approved over 111,000 square feet in new development projects. Take a look at the recently approved projects:

Commercial Projects:

A single-story, 8,840 square-foot commercial building is proposed to be located at 8660 Central Avenue at the northern City limits. Immediately north of the property is a regional bike trail located on the former Pacific Electric right-of-way (trail update on page 3). The proposed single-story commercial building is designed to accommodate a maximum of five tenants.

Leasing contact: Terry Parker, REP Commercial, 877-986-1600



8660 Central Ave.

Make the Connection

Tommy's Original Hamburgers is the first of many tenants to receive Conditional Use Permit approval for construction of a 2,442 square-foot, free-standing restaurant with a drive-through and outdoor seating. Located at 9309 Central Avenue, at the intersection of the I-10 Freeway, this project is part of a major, multi-tenant, 47,500 square-foot commercial shopping center. The project is located adjacent to a newly approved two-story, 6,171 square-foot office/medical building located on a 12,482 square-foot parcel. Leasing contact: Scarlett Williams, Grubb & Ellis, 213-596-2049



Proposed Tommy's Original Hamburgers

A single-story, 17,480 square-foot commercial building on a 66,930 square-foot parcel in the C-2 zoning district is proposed to be located at 4855 Mission Boulevard. The building will be designed for multiple retail tenancy. Leasing contact: 213-4849511

Industrial Projects:

A multi-tenant, 53,480 square-foot industrial building on a 3.23-acre parcel in the MIP zoning district will be subdivided into seven lots for condominium construction. The project is located at 10850 Monte Vista Avenue.



5494 - 5512 Arrow Highway

Leasing Contact: Evan James, Dominion Properties, 310-664-7144

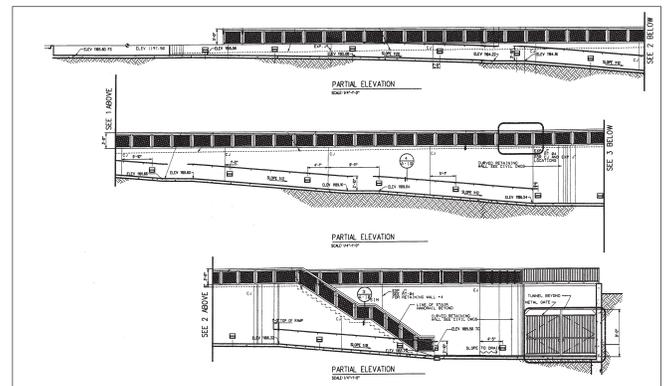
A one-story, 15,689 square-foot industrial building and the renovation of an existing 7,073 square-foot building for a combined project of 22,762 square-feet is proposed for development on a 1.7-acre parcel. The project will contain 15 service bays and six offices and will be located at 5494-5512 Arrow Highway. Up to eight automotive-related tenants could be accommodated in the two buildings with a total of 91 parking spaces. Leasing contact: Todd Launchbaugh, Lee & Assoc., 909-957-6352

Pedestrian Underpass to Begin Construction

To provide commuters with easier access to the rail platform for Metrolink service, a pedestrian underpass is currently under construction at the Montclair Transcenter. Funding for the design and construction of the at-grade crossing at the Metrolink tracks was provided by the San Bernardino Associated Governments (SANBAG) with Montclair acting as the lead agency.



Montclair Transcenter



Underpass Plans

The at-grade crossing or pedestrian underpass will provide safe access from the north platform to the new south platform. The City's agreement with SANBAG calls for costs associated with maintenance of the underpass and security services for the pedestrian under crossing, platforms, and landscaping to be reimbursed to the City by SANBAG for a two-year period. The Montclair Transcenter is owned by the State of California Department of Transportation (CALTRANS).



Foundation Area 11

Proposed Elevations

The City of Montclair Housing Improvement Task Force continues its innovative efforts to improve existing multifamily housing in the City through the creation of property owners associations in specific neighborhoods called Foundation Areas. The Foundation Area 11 neighborhood, composed of 31, four-plex buildings, is located north of the I-10 Freeway, east of Mills Avenue, and south of San Jose Street. Past improvements completed by the City included alley, trash enclosures, and street improvements, making a positive impact to the area.

Recently, the City was successful in receiving petitions from all 31 property owners to form a Multifamily Improvement District (MID). Sponsored by the City of Montclair, the MID legislation was adopted by California State Legislature in 2005. It provides a new tool to improve aging multifamily neighborhoods. Foundation Area 11 will be formed as a MID or a property owners association.



Under Construction

With the proactive attention to Foundation Area 11, the results are beginning to pay off. Construction began early this year on the first of three phases of landscaping improvements for the neighborhood. Construction crews are near completion with concrete flat work and have begun to install the decorative monuments signs, entry pilasters, and irrigation. Decorative iron work and alley gates are expected to begin construction by early May. The final touches on the project will include sod turf and enhanced landscape. The \$1.3 million dollar project is on schedule to complete the first phase of the project by May of 2007. The project is funded with federal Community Development Block Grant moneys.

New Regional Bike Trail

For bike enthusiasts, one of the Inland Empire's most extensive dedicated bike routes is progressing toward completion. Through a joint powers agreement in partnership with SANBAG and several inland valley cities, a regional bike trail was approved to extend along the former Pacific Electric Railroad right-of-way. Construction of the bike trail at the north City limits was recently completed.

This safe and dedicated trail is located within Redevelopment Project Area III and falls within the boundaries of the North Montclair Downtown Specific Plan. The trail, constructed in multiple phases, will eventually extend from the Los Angeles County line at Claremont through the City of Rancho Cucamonga. In partnership with the City of Upland, the project was financed with federal and local funding. Montclair's local match was approximately \$100,000, which equates to approximately 12 percent of the federally funded project cost.



Facing West from Central Ave.

Montclair Plaza Updates

General Growth Properties (GGP), owners of the Montclair Plaza, have announced their intention of transforming the Montclair Plaza with interior renovations and the development of a long-term master plan. The master plan would include the expansion of the mall, demolition of the former and now vacant Macy's building, and the addition of new retail shops and restaurants. GGP is currently working on plans for an extensive interior remodel of the mall which is scheduled to begin in January, 2008. As part of this transformation, GGP will be adding many new upscale tenants. In addition, Nordstrom is also planning a major interior remodel of its store.



Montclair Chamber of Commerce News Update

Recognizing the value of an educated workforce, the Montclair Chamber of Commerce donated a portion of its proceeds received from the street banner advertising program to the Chaffey College Foundation Online to College program. The Montclair Chamber of Commerce presented the Chaffey College Foundation with a \$4,000 check on April 16, 2007, at the Montclair City Council meeting stating that the Online to College program was selected to receive this contribution because of its positive and direct involvement with Montclair students. The City of Montclair, Ontario-Montclair School District, and Chaffey College created the Online to College program in 1998 to increase the college-going rate among high school graduates in the City of Montclair.



From left to right: Chamber President Dana Cox, Executive Director Cid Penedo, Chaffey College Dr. Paul Parnell and Dr. Ali Rahmani

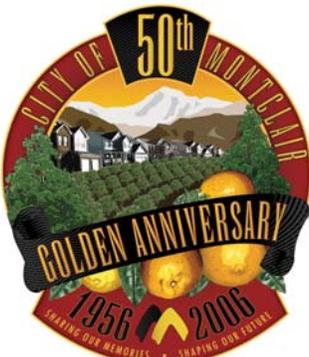


City Manager Lee McDougal and Chamber President Dana Cox

The first Online to College class graduated from Montclair High School last year. These students began the program in fifth grade and partici-

parted for seven years. Upon graduation, the participating students who chose to attend Chaffey College received a free education. Scholarships for the students are funded through the Chaffey College Foundation.

City of Montclair City Manager Lee C. McDougal, a member of the Chaffey College Board of Trustees, initiated the partnership between the Montclair Chamber of Commerce and the Chaffey College Foundation. The Chamber of Commerce will continue the banner advertising program next year and hopes to raise more funds for Online to College. Businesses can participate by purchasing a street banner which will be installed on light posts throughout the City between January and November 2008.



**City of Montclair
Redevelopment Agency
5111 Benito Street
Montclair, CA 91763**

**Office: 909-625-9412
Fax: 909-621-1584**

**Please visit our website to read
this newsletter or view other City
information online.**

**[www.ci.montclair.ca.us/
economic-development](http://www.ci.montclair.ca.us/economic-development)**